



**FARMERS
BRANCH**

"BEST LIVING PLACE"

ORDINANCE NO. 1723

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, AS HERETOFORE AMENDED; SO AS TO GRANT A SPECIFIC USE PERMIT FOR A SATELLITE ANTENNA DISH TO BE MOUNTED ON THE ROOFTOP OF THE BUILDING LOCATED AT 4851 LBJ FREEWAY IN THE PLANNED DEVELOPMENT 39 (PD-39) ZONING DISTRICT; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED (\$200.00) DOLLARS FOR EACH OFFENSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; AND DECLARING AN EMERGENCY.

Whereas, the City Plan Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to granting of a specific use permit under the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that said change in zoning uses should be made;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended by amending the zoning map of the City of Farmers Branch so as to grant a Specific Use Permit for a six (6) foot diameter Satellite Antenna Dish to be mounted on the rooftop of the building located at 4851 LBJ Freeway in Planned Development 39 (PD-39) Zoning District.

SECTION 2. That the general location of the roof mounted satellite antenna shall be limited to the area indicated as "Satellite Location" as shown on the attached Exhibit "A".

SECTION 3. That the above described property shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch as herein amended and by the granting of a Specific Use Permit for a six (6) foot diameter Satellite Antenna Dish in Planned Development 39 (PD-39) zoning district as shown on Exhibit "B".

SECTION 4. That the Satellite Antenna shall be of a color that is compatible with the building located at 4851 LBJ Freeway. The color shall be approved by the Building Official.

SECTION 5. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense.

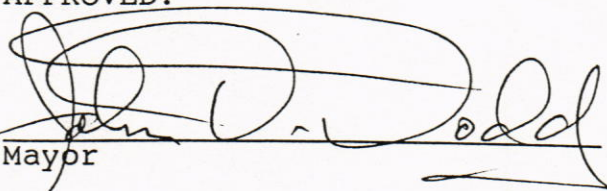
SECTION 6. If any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 7. In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.


SECTION 8. Whereas, it appears that the above described property requires that it be given the specific use permit in order to permit its proper use and development, and in order to protect the public interest, comfort and general welfare of the City of Farmers Branch, and creates an urgency and an emergency in the preservation of the public health, safety and welfare, and requires that this ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance as the law in such case provides.

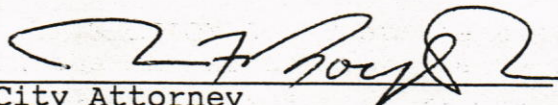
DULY PASSED by the City Council of the City of Farmers Branch, Texas, on this the 14th day of September, 1987.

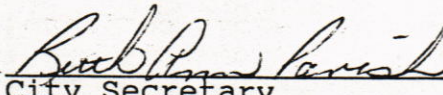
APPROVED:

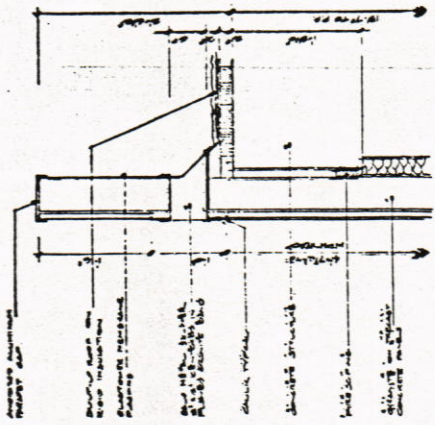

Mayor

APPROVED AS TO FORM:


ATTEST:

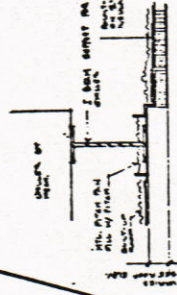

City Attorney


City Secretary

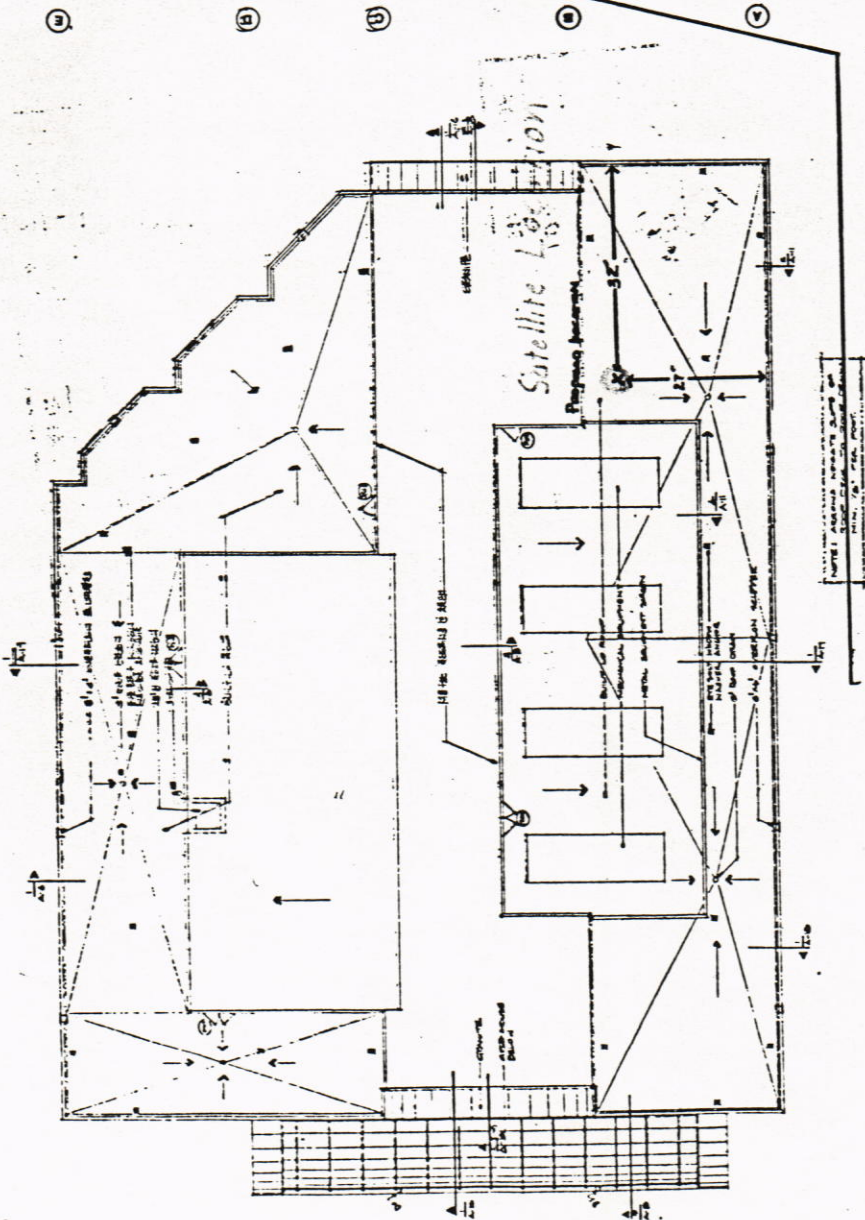


UNIVERSITY OF CALIFORNIA

Exhibit "A"

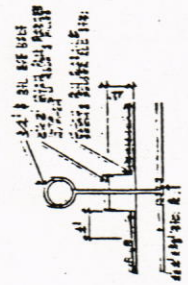


3 CHILLER SUPPORT DETAIL
11/27/90

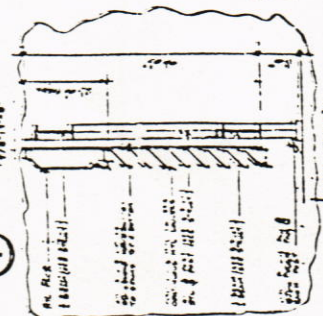


PLAN NORTH

HILTON HOTEL



5



12/11/77
LAURENCE GOUNDINOT SCREEN

Exhibit A

EXHIBIT "A"

BEING Lot 1, Block A, of Replat of Farmers Branch Office Park, an Addition to the City of Farmers Branch, Texas, according to the plat thereof recorded in Volume 84233, Page 4619, Map Records of Dallas County, Texas; as more particularly described by metes and bounds as follows:

Being a tract or parcel of land situated in the City of Farmers Branch, Dallas County, Texas, being part of the Mary Brown Survey, Abstract No. 159 and being all of Lot 1, Block A of Replat of Farmers Branch Office Park as recorded in Volume 84233, Page 4619, of the Map and Plat Records of Dallas County, Texas, and being all of that certain tract of land conveyed to 4851 LBJ, LTD., a Texas limited partnership, as recorded in Volume 85052, page 2855 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a cross mark set in concrete in the northeasterly corner of Lot 1, Block A of Replat of Farmers Branch Office Park;

THENCE South 0 degrees 05 minutes 32 seconds East along the westerly line of First Dallas Investors Addition, an Addition to the City of Farmers Branch as recorded in Volume 81164, Page 1036, of the Map and Plat Records of Dallas County, Texas, a distance of 90.00 feet to a cross mark set for corner;

THENCE North 89 degrees 54 minutes 28 seconds East continuing along the westerly line of said First Dallas Investors Addition a distance of 24.50 feet to an iron rod for corner;

THENCE South 0 degrees 05 minutes 32 seconds East continuing along the westerly line of First Dallas Investors Addition tract a distance of 164.32 feet to an iron rod for corner and beginning of a curve to the left;

THENCE in a southwesterly direction, along the said curve to the left whose cord bears South 45 degrees 51 minutes 53 seconds West having a radius of 89.14 feet, a central angle of 22 degrees 13 minutes 20 seconds and an arc length of 34.57 feet to a cross mark for corner;

THENCE South 35 degrees 00 minutes 00 seconds West a distance of 25.07 feet to a cross mark for corner;

THENCE North 45 degrees 05 minutes 32 seconds West a distance of 346.27 feet to an iron rod for corner, and beginning a curve to the right;

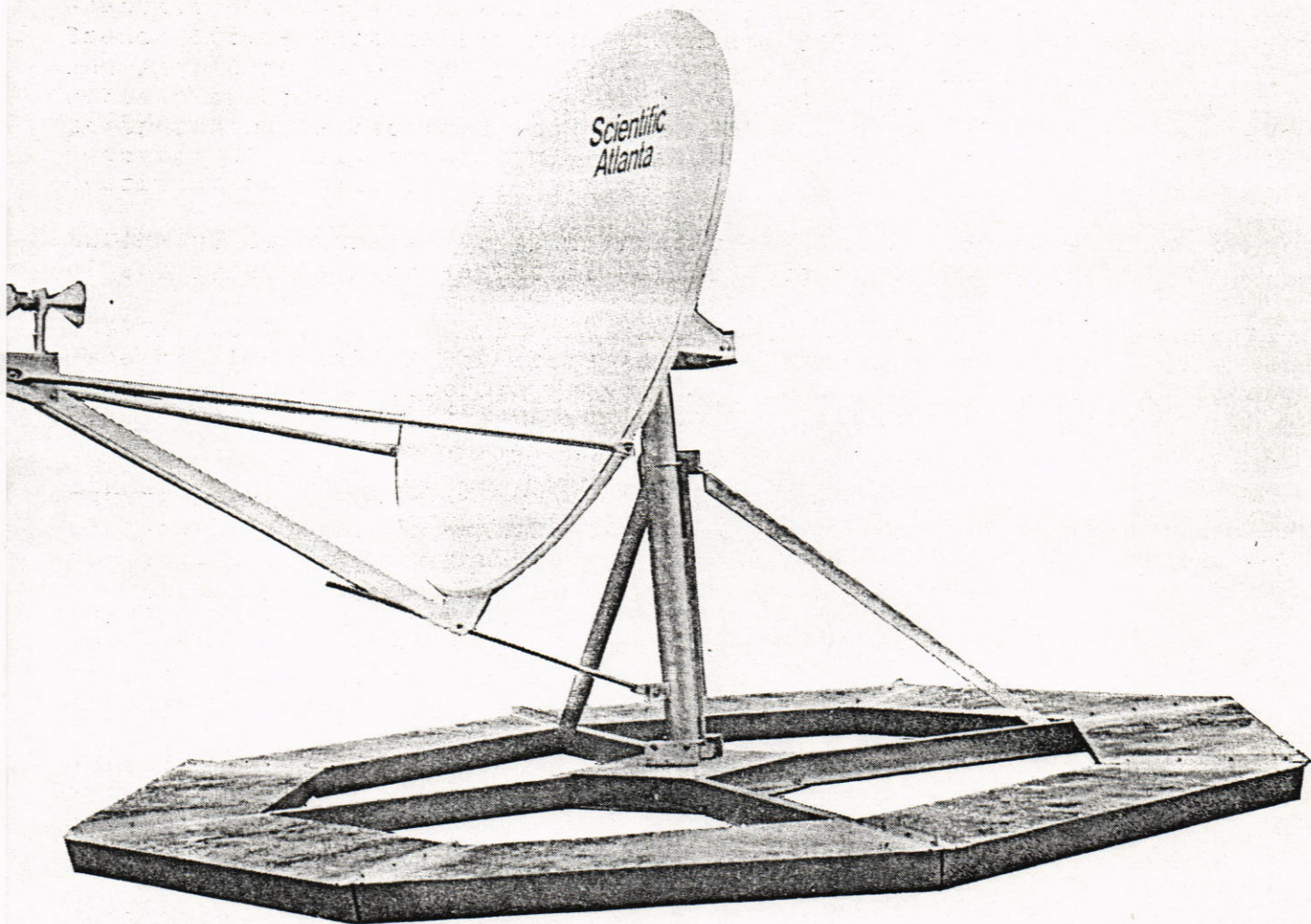
THENCE in a northwesterly and northeasterly direction along the said curve to the right having a radius of 20.00 feet, a central angle of 101 degrees 05 minutes 55 seconds and an arc length of 35.29 feet to an iron rod, end of said curve to the right and beginning of a curve to the right;

THENCE in a northeasterly direction along said curve to the right having a radius of 112.50 feet, a central angle of 33 degrees 54 minutes 05 seconds and an arc length of 66.57 feet to an iron rod, end of said curve to the right;

THENCE North 0 degrees 05 minutes 32 seconds West a distance of 4.00 feet to an iron rod for corner;

THENCE North 89 degrees 54 minutes 28 seconds East, a distance of 193.72 feet to the POINT OF BEGINNING and containing 51,060 square feet or 1.1722 acres

Exhibit "B"



TYPICAL 1.8 METER ROOF MOUNT

Exhibit "B"